



**Board of Commissioners of Cook County  
Minutes of the Business and Economic Development Committee**

**Tuesday, January 22, 2019**

**11:30 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Gainer, Britton, Deer, Lowry, Miller, Morrison and Morrison (7)

**Absent:** Anaya and Moore (2)

**PUBLIC TESTIMONY**

There were no public speakers

19-1328

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/13/2018

A motion was made by Commissioner Deer, seconded by Commissioner Britton, to approve 19-1328. The motion carried by the following vote:

**Ayes:** Gainer, Britton, Deer, Lowry, Miller, Morrison and Morrison (7)

**Absent:** Anaya and Moore (2)

19-0575

**Sponsored by:** TONI PRECKWINKLE (President) and PETER N. SILVESTRI, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**J2M 900, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** J2M 900, LLC

**Address:** 900 Business Center Drive, Mount Prospect, Illinois 60056

**Municipality or Unincorporated Township:** Village of Mount Prospect

**Cook County District:** District 9

**Permanent Index Number:** 03-35-104-007-0000

**Municipal Resolution Number:** Village of Mount Prospect Resolution No. 35-18

**Number of month property vacant/abandoned:** 14 months vacant

**Special circumstances justification requested:** Yes

**TERM (TEMPORARY      EMERGENCY      ECONOMIC      RECOVERY      MODIFICATION**  
(Vacant for more than 12 months but less than 24 months - No Purchase for Value)

**Justification:** Yes

**Estimated Number of jobs created by this project:** 10 full-time jobs and 10 part-time jobs

**Estimated Number of jobs retained at this location:** 20 full-time, jobs

**Estimated Number of employees in Cook County:** See above information

**Estimated Number of construction jobs:** 10 construction jobs

**Proposed use of property:** Industrial use, manufacturing of custom and specialty rubber

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial

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rehabilitation; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 6b TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS**, in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS**, Class 6b TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 6b TEERM; and

**WHEREAS**, the municipality states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b TEERM; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Britton, seconded by Commissioner Deer, to recommend for approval 19-0575. The motion carried by the following vote:

**Ayes:** Gainer, Britton, Deer, Lowry, Miller, Morrison and Morrison (7)

**Absent:** Anaya and Moore (2)

19-0577

**Sponsored by:** TONI PRECKWINKLE (President) and KEVIN B. MORRISON, Cook County Board Of Commissioners

**PROPOSED RESOLUTION**

**CRISS CIRCLE LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Criss Circle LLC

**Address:** 365 Criss Circle, Elk Grove Village, Illinois 600007

**Municipality or Unincorporated Township:** Village of Elk Grove

**Cook County District:** District 15

**Permanent Index Number:** 08-22-102-226-0000 and 08-22-102-227-0000

**Municipal Resolution Number:** Village of Elk Grove Resolution No. 35-16 approved October 26, 2016,  
Official Seal October 17, 2018

**Number of month property vacant/abandoned:** 31 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Five (5) full-time jobs

**Estimated Number of jobs retained at this location:** 23 full-time jobs and five (5) part-time jobs

**Estimated Number of employees in Cook County:** See above information

**Estimated Number of construction jobs:** Two (2) to five (5) construction jobs

**Proposed use of property:** Industrial use - manufacturing warehousing and distribution of flat and enclosable poly bags and corrugated boxes.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as

buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchase for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

A motion was made by Commissioner Morrison, seconded by Commissioner Britton, to recommend for approval 19-0577. The motion carried by the following vote:

Ayes: Gainer, Britton, Deer, Lowry, Miller, Morrison and Morrison (7)

Absent: Anaya and Moore (2)

**ADJOURNMENT**

A motion was made by Commissioner Deer, seconded by Commissioner Britton to adjourn the meeting. The motion carried by the following vote:

**Ayes:** Gainer, Britton, Deer, Lowry, Miller, Morrison and Morrison (7)

**Absent:** Anaya and Moore (2)

Respectfully submitted,

Bridget Gainer

Chairman

Matthew B. DeLeon

Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.